

Airport Boulevard Form-Based Code (FBC) Initiative

Council Briefing
September 23, 2010

CONTRACT & LAND MANAGEMENT
CITY OF AUSTIN

Form-Based Code Overview

- **Form-Based code (FBC)** is a means of regulating development to achieve a specific urban form.
- Form-based codes address:
 - The relationship between building facades and the public realm (the area within the public right-of-way that typically includes sidewalks, streets and other public improvements)
 - The relationship of buildings to one another, and the scale and character of streets
- Form-based codes produce predictable results in the form and character of buildings and the public realm

Airport Boulevard Form-Based Code (FBC) Initiative – Project Area Background

- Project Area is 2 ½ miles along Airport Boulevard:
 - ❑ Lamar Boulevard at the North end
 - ❑ Koenig/Highway 290-East in the middle
 - ❑ Hwy I-35 at the South end
- One story commercial development with the buildings typically separated from the street by surface parking lots of various sizes and configurations.
- Railroad track for “Metrorail” runs along almost the entire length of Project Area
- Highland Mall near mid-section of Project Area
- Mueller Project located just outside the Project Area
- Brentwood/Highland and North Loop neighborhoods most directly within Project Area
- Austin City Council has directed that an advisory group be established to assist in public outreach and to provide feedback

Two Phase Development of Code

- Phase One
 - ❑ Evaluation and Analysis of Existing Conditions
- Phase Two
 - ❑ Visioning and Charrette
 - ❑ Draft Form-based Code “Master Plan”
 - ❑ Second-Round Public Input
 - ❑ Proposed Final Form-based Code “Master Plan”
 - ❑ Adoption (by City Council) of the Form-based Code “Master Plan”
 - ❑ Integration of the Form-based Code into Existing Regulatory Framework
 - ❑ Adoption (by City Council) of the Form-based Code Ordinance of FBC Ordinance



Key Products

1. A new Form-based Code for Airport Blvd
2. Recommendations for a strategic set of public roadways and other infrastructure investments



RFQ Selection Process

■ RFQ Process

- Phase I: Request for Qualifications Process and Scoring (Complete)
- Phase II: Panel interviews and Presentations (Complete)
- Phase III: Finalist Presentations to Council (September 23, 2010)
- Phase IV: Council Award (Scheduled – October 14, 2010)

Solicitation Schedule

EVALUATION – Phase I	
6/26/2010	Request for Qualifications issued
7/22/2010	Six Statements of Qualifications (SOQs) received
7/26/2010	Evaluation Panel received SOQs and began evaluations
8/9/2010	Evaluation Panel finalized evaluations
INTERVIEW – Phase II	
8/20/2010	Evaluation Panel interviews firms and determines short-listed firms
PRESENTATION – Phase III	
9/23/2010	Short-listed firms presentations to Austin City Council
COUNCIL AWARD – Phase IV	
10/14/2010	Request for Council Action to negotiate and execute agreement with selected firm

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Finalists City Council Presentations

Top Three Ranked Firms invited to present to Council on the following topics, at a minimum:

- Team's Organization
- Team's Work Plan
- Team's Approach to Public Involvement
- Similar Form-Based Code Experience

NOTE: Finalists presentations to Council are not scored by staff as part of the evaluation process. Staff Recommendation will be presented based on the evaluation panel scoring of Phases I & II only.

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Finalists City Council Presentations

- Random Order of Presentation:
 - Gateway Planning Group, Inc
 - Design Workshop
 - Austin Collaborative Design Studio, dba McCann Adams Studio (WBE/FW)
- Each firm receives 15 minutes per presentation
- Q & A session with Council following presentation (3 minutes per response), rotating order of responses



RFQ – Citizen Input

- Finalist presentation material placed in City Hall Atrium following presentation to City Council
- Finalist presentation material placed on Planning & Development Review's website
 - (http://www.ci.austin.tx.us/planning/airport_blvd.htm)
- Public comments will be compiled and provided to Council

Next Steps

- October 14 – Request for Council Action
- November – Negotiate/Execute Agreement

Questions?
